

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

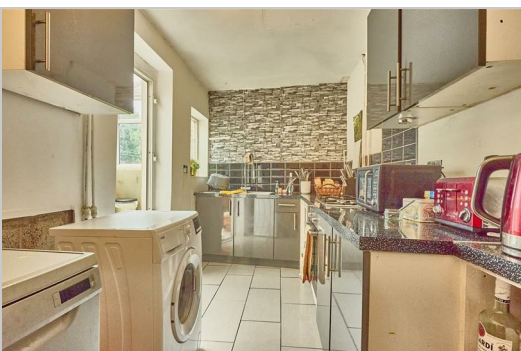
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**58 HIGH STREET, EARL SHILTON, LE9 7DG**

**OFFERS OVER £165,000**

Traditional terraced property of character. Popular and highly convenient village location within walking distance of shops, schools, doctors surgery, takeaways, public houses, parks, bus service and good access to major road links. Well presented including panelled interior doors, wooden laminate & ceramic tiled flooring, refitted kitchen, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining room, kitchen and lean to. 2 double bedrooms & family bathroom. Good sized good sized garden with brick built store. Viewing highly recommended. Carpets curtains & blinds included.



## TENURE

Freehold  
Council Tax Band A  
EPC Rating D

## ACOMMODATION

UPVC SUDG door to

## DINING ROOM

With wood effect laminate flooring, double panelled radiator, dado rail and coving to ceiling. Bay window to front, feature fireplace with timber mantle and PVC backing and hearth incorporating an electric fire. Wall mounted fuse board. Opening to



## LOUNGE

With wood effect laminate flooring, door to under stairs storage cupboard with lighting. Double panelled radiator. Decorative fireplace with timber mantle and brick backing. Coving to ceiling. Stairs for first floor landing. Opening to



## KITCHEN

With tiled flooring, a range of fashionable gloss grey kitchen cupboard units with brushed chrome handles, stone effect working surfaces, built in oven with four ring gas hob, tiled splashbacks. Further matching range of wall cupboard units. Opening to

## LEAN TO

With tile effect vinyl flooring, single panelled radiator. UPVC SUDG door to the rear garden.



## FIRST FLOOR LANDING

With smoke alarm, door to

### **BEDROOM ONE TO FRONT**

With original timber door, single panelled radiator. Door to over stairs storage cupboard. Door to



### **BEDROOM TWO TO REAR**

With single panelled radiator. Door to



### **BATHROOM**

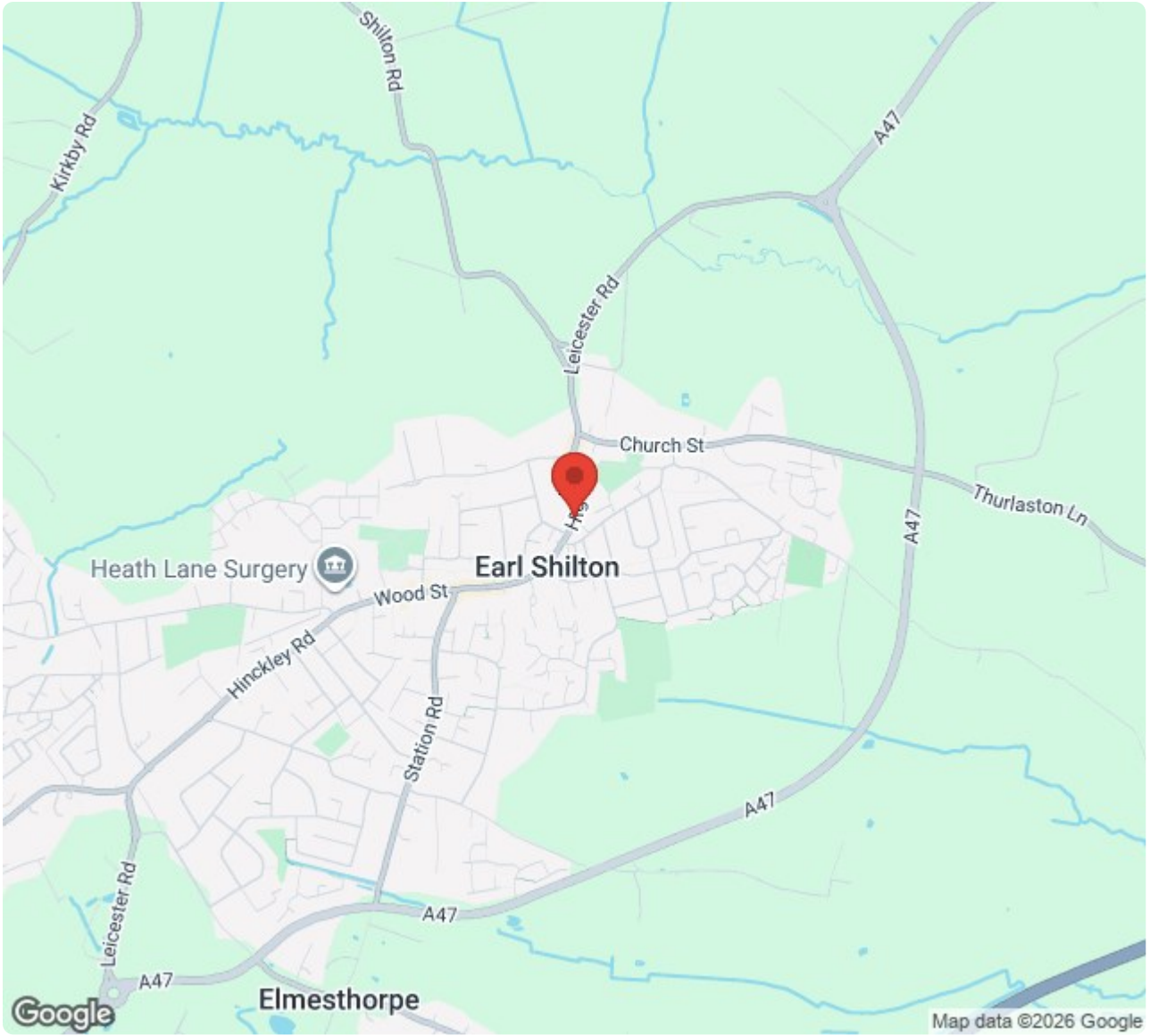
With wood effect laminate flooring, low level WC, pedestal wash hand basin with chrome taps and tiled splashbacks. Panelled bath with chrome taps and chrome surrounds. Shower enclosure with Triton electric shower, bespoke timber cupboard housing the Worcester combination boiler for domestic hot water and gas central heating.



### **OUTSIDE**

The property to rear has a concrete slabbed patio adjacent to the rear of the house, there is a timber shed and the garden is predominantly laid to lawn enclosed with fencing and hedging with a further concrete slabbed patio. There is also a brick built store with UPVC SUDG door, electrics and lighting.





Map data ©2026 Google

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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